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3rd October 2017

Development Control
Culture and Environment
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

FAO Raymond Yeung

**BY PLANNING PORTAL
REF. PP-06392370**

Dear Raymond

**44-44A GLOUCESTER AVENUE, LONDON, NW1
TOWN AND COUNTRY PLANNING ACTION 1990 (AS AMENDED) – APPLICATION FOR FULL
PLANNING PERMISSION FOR THE ERECTION OF GREEN WALL FENCING PRIVACY SCREENS TO
THE GROUND FLOOR WESTERN ELEVATION BETWEEN 44-44A GLOUCESTER AVENUE AND SUNNY
MEWS**

On behalf of our Client, Victoria Square Property Company Limited, please find enclosed an application for planning permission for the installation of a green wall fencing privacy screens to the ground floor western elevation, which fronts on to 44-44a Gloucester Avenue and Sunny Mews.

Background

Planning permission was granted by the London Borough of Camden (LBC) on 30 November 2015, under reference 2015/1243/P for:

“Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.”

The Application

The above planning permission was subject to a number of conditions, including Condition 23 (privacy screens), which states:

“Prior to occupation of the development, details of the privacy screens to be fitted to the ground floor fenestration on the western elevation facing No.48 Gloucester Avenue and Sunny Mews shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.”

On 23 May 2017, an application was submitted to the London Borough of Camden for approval of details pursuant to Condition 23 of permission reference 2015/1243/P (ref. 2017/2928/P). This application included

details of a proposed green wall fence between 44-44a Gloucester Avenue and Sunny Mews, the design of which had evolved through extensive consultation with the residents of Sunny Mews.

On 20 June 2017, the allocated Planning Officer, Raymond Yeung, advised that the details proposed under application ref. 2017/2928/P were not consistent with the details that had been considered by LBC's Planning Committee during the determination of application ref. 2015/1243/P and advised that the proposed green wall fence could not be considered under Condition 23 pursuant to planning permission ref. 2015/1243/P.

Whilst we recognised throughout discussion with the Case Officer, that the proposed screens had evolved from those which were discussed during the determination of application ref. 2015/1243/P, which comprised opaque glass screens, it was noted that the screens were not included within any of the approved drawings or documents listed on the decision notice.

Notwithstanding, further to discussions with Raymond Yeung, it was decided that the most expedient way forward would be to submit a standalone planning application to secure the details of the proposed green wall fencing. This standalone planning application would also serve to supplant the requirement for the submission of details under Condition 23 of permission ref. 2015/1243/P.

This application, therefore, seeks full planning permission for the erection of a green wall fence on the western elevation of 44-44a Gloucester Avenue, between the ground floor residential units at 44-44a Gloucester Avenue and Sunny Mews.

A concurrent approval of details application has also been submitted pursuant to Condition 23 of planning permission ref. 2015/1243/P under reference PP-06088541, which should be read in conjunction with this application for planning permission.

The Proposals

The proposals comprise the erection of a timber fence and evergreen hedge green wall privacy screen along the western site boundary, between 44-44a Gloucester Avenue and Sunny Mews.

The proposed fence/hedge would replace the existing foliage along this elevation at approximately the same height (2m) and would be set back by 0.5m from the fenestration of the ground floor units of 44-44a Gloucester Avenue. The proposed green wall fencing is more slender than the existing foliage and would assist in creating greater room adjacent to car parking space 3 for residents getting into/out of any parked car.

The height, density and siting of the proposed green wall fencing has been designed in order to provide privacy to both the new residential units at 44-44a Gloucester Avenue and existing residential properties at Sunny Mews, whilst maximising the quality of residential accommodation, including the amount of light to be received, of the new residential apartments.

The primary reason for the departure from the frosted glass screens, as presented during the determination of application 2015/1243/P, arose through detailed design and consultation with residents of Sunny Mews, who sought a higher quality design solution to be implemented. The resultant proposals, the subject of this application, therefore comprise a high quality design that has evolved through the detailed design process.

Further details of the proposals and the design evolution can be found within the Sunny Mews Green Wall Design Document, prepared by 21st Architecture Ltd, which is submitted as part of this application.

Administrative Matters

This application has been submitted online via the Planning Portal under reference PP- 06392370 and comprises the following documents:

- Application Covering Letter (i.e. this letter);
- Application Form;
- Sunny Mews Green Wall Design Document, prepared by 21st Architecture Ltd; and

- CIL Form.

In accordance with the Town and Country Planning (Development Management Procedure) 2015, Part 3, Article 9, which states that a Design and Access Statement is only required for applications which are related to major developments or developments located within a designated area, this application does not require the submission of a Design and Access statement.

The application fee of £390.00 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No. 2920) and a cheque for the above amount has been sent to the London Borough of Camden under separate cover.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of this application in due course. However, if you require anything further, please do not hesitate to contact Anna Russell-Smith (anna.russell-smith@montagu-evans.co.uk / 020 7312 7498) Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541) at this office.

Yours faithfully



MONTAGU EVANS LLP

Enc.